

MIDDLEBROOK PINES CONDOMINIUM ASSOCIATION, INC.
5255 CYPRESS COURT
ORLANDO, FLORIDA 32811

BOARD OF DIRECTORS' MEETING MINUTES

June 27, 2017

The meeting was called to order at 7:05 PM.

Directors present were Tony Alivento, Ruby Bussinger, Larry Palmisciano, Joyce Steinhardt, and Marlene Ward. Mr. Keith Kiebzak was present to represent KL Management Group, Inc.

INTRODUCTION OF VISITORS – Philip Esperza was present at the start of this meeting.

A. George Tibedo/GeoWorld Engineering – Mr. Tibedo reviewed the Project Validation Assessment Report that he had prepared for the Mansard Roof Replacement Project. Mr. Tibedo introduced Kevin Plenzler who reviewed the Economic Analysis section that he had prepared for the Project Validation Assessment Report.

A motion was made by Mr. Palmisciano and seconded by Mrs. Steinhardt to authorize Mr. Tibedo to proceed with Task 6 of his schedule of services with the title of Design Meetings and Presentations at a cost of \$7,712.00. The motion was unanimously approved.

PRESIDENT'S REMARKS – There were no comments from the President.

MINUTES - A motion was made by Mrs. Steinhardt and seconded by Mr. Palmisciano to accept the minutes of the May 16, 2017, Board of Director's Meeting. The motion was unanimously approved. A motion was made by Mrs. Steinhardt and seconded by Mr. Palmisciano to accept the minutes of the May 23, 2017, Board of Directors Meeting. Mrs. Bussinger, Mr. Palmisciano, Mrs. Steinhardt, and Mrs. Ward voted yae, and Mr. Alivento abstained from voting because he was not present at that meeting. The motion passed.

FINANCIAL REPORT - Mr. Kiebzak reviewed the May, 2017, financial statement and a separate report that projected an operating deficit as of May 31, 2017.

Mr. Palmisciano excused himself from the meeting.

OLD BUSINESS

A. Orlando Utilities Commission - Mr. Kiebzak said that Mrs. Soto has not heard from OUC about whether or not they would be providing a refund for overcharges incurred by the Association.

B. Proposed Architectural Guideline-Lights/Security Camera – A motion was made by Mr. Alivento and seconded by Mrs. Ward to table discussion of the guideline until the next duly called meeting. The motion was unanimously approved.

C. Shingles Replacement - This topic was discussed during the presentations that were given by Mr. Tibedo and Mr. Plenzler

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NEW BUSINESS – No discussion ensued.

A motion was made by Mr. Alivento and seconded by Mrs. Ward to adjourn the meeting at 9:05 PM.
The motion was unanimously approved.

Respectfully submitted for the Secretary,

Keith R. Kiebzak, CAM
KL Management Group, Inc

Signature

Print Name and Title

Date:_____